

4.5 Bill 23 Municipal Heritage Register Review – April 2026 Update



29 Shanley Street



Criteria Met: 2 of 9

Value:

Design/Physical & Contextual

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29 Shanley Street

CRITERIA	MET?	ANALYSIS
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Unique example of a Vernacular Italianate building and a rare example of this style clad with wood clapboard siding.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement	No	Does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	No direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	Does not yield or have the potential to yield information about a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	Does not reflect the work or ideas of an individual significant to the community.

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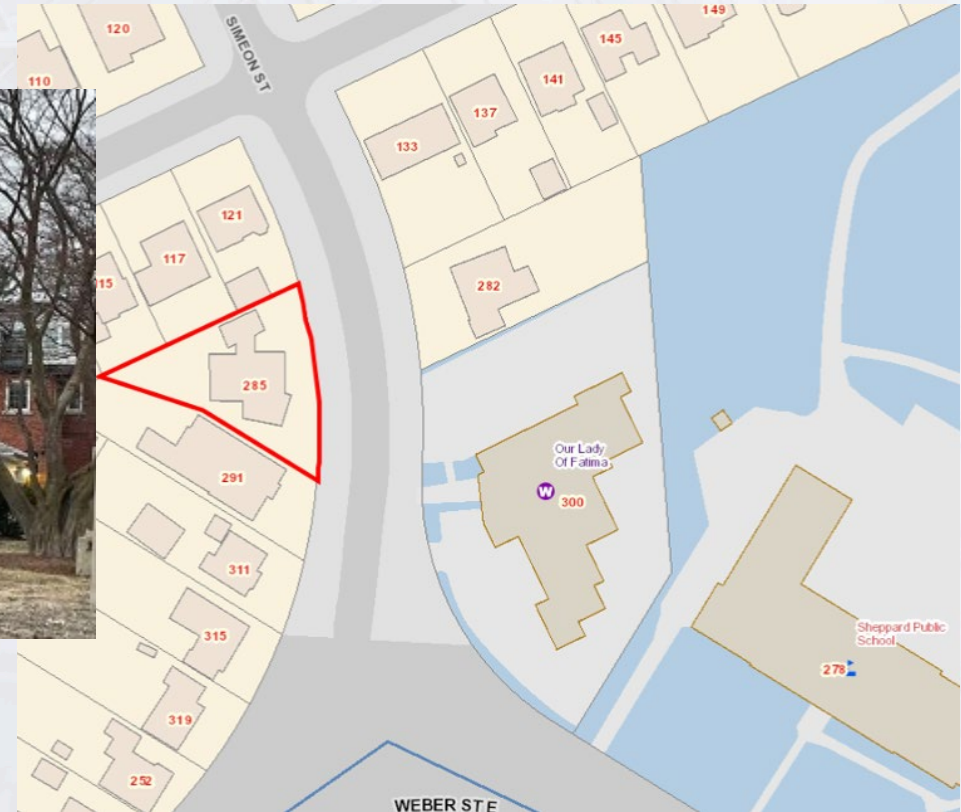


29 Shanley Street

CRITERIA	MET?	ANALYSIS
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Contributes to defining the streetscape with consistent setbacks that establish a clear street edge and supports the character of the Shanley Street streetscape and the Mt. Hope / Breithaupt Neighbourhood Cultural Heritage Landscape.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	The property is not physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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285 Simeon Street



Criteria Met: 2 out of 9
Value: Design/Physical &
Historical/Associative

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285 Simeon Street

CRITERIA	MET?	ANALYSIS
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Unique example of the Mid Century Ranch / Contemporary Ranch architectural style
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement	No	Does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	No direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	Does not yield or have the potential to yield information about a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes	Reflects the works of William Stuart Jenkins (architect) and Oscar Wiles (general contractor) who were both well known in the community.

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285 Simeon Street

CRITERIA	MET?	ANALYSIS
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is not important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	The property is not physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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1970 Fischer Hallman Road



Criteria Met: 3 out of 9

Value:

Design/Physical, Historical/Associative &
Contextual

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1970 Fischer Hallman Road

CRITERIA	MET?	ANALYSIS
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of the rural schoolhouse typology.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement	No	Does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Direct association with the them of education in Berlin/Kitchener.
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	Does not yield or have the potential to yield information about a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	Does not reflect the work or ideas of an individual significant to the community.

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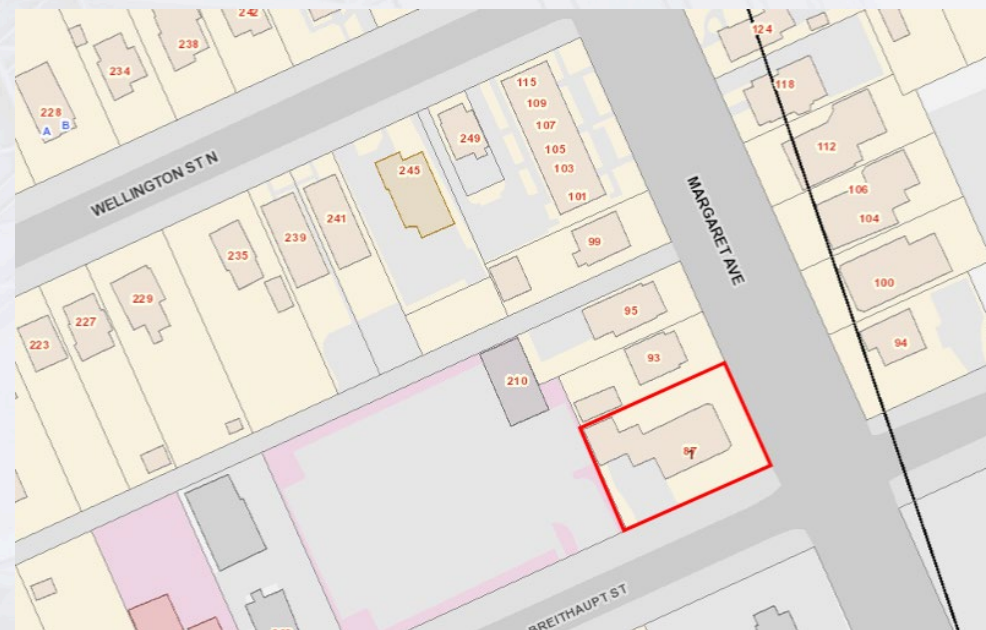
1970 Fischer Hallman Road

CRITERIA	MET?	ANALYSIS
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is not important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Physically and historically linked to Plains Road and the original c. 1842 (demolished) log schoolhouse.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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87 Margaret Avenue



Criteria Met: 5 of 9

Value: Design/Physical,
Historic/Associative,
Contextual

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87 Margaret Avenue

CRITERIA	MET?	ANALYSIS
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of wartime Vernacular brick apartment architecture.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement	No	Does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Associated with George Kreutner (original owner) and Michael Kraus (builder) both of which are connected to the New Apostolic church.
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	May contribute to an understanding of the expansion of the New Apostolic church and funding streams for the church.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	Does not reflect the work or ideas of an individual significant to the community.

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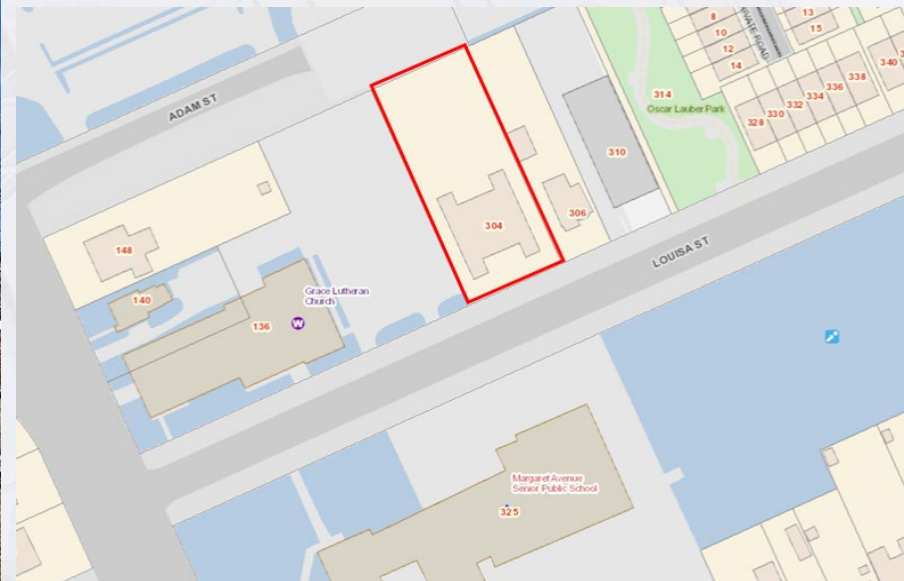


87 Margaret Avenue

CRITERIA	MET?	ANALYSIS
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Contributes to the continuity and character of the Margaret Avenue streetscape. It is located within the Warehouse District CHL and in close proximity to the Mt Hope/Breithaupt Neighbourhood CHL.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Building remains in situ, is near other properties associated with Michael Kraus and other individuals associated with the New Apostolic Church and is near the church itself.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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304 Louisa Street



Criteria Met: 4 of 9

Value: Design/Physical, Historic/Associative, Contextual

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304 Louisa Street

CRITERIA	MET?	ANALYSIS
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of the Structuralist architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement	No	Does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Associated with George Kreutner (previous owner) and George Hendel (original owner and builder)
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	Does not yield more information than that which is known.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	Does not reflect the work or ideas of an individual significant to the community.

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304 Louisa Street

CRITERIA	MET?	ANALYSIS
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Contributes to the existing character of the Louisa Street streetscape and is directly adjacent to the Mt Hope/Breithaupt Neighbourhood CHL.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Remains in its original location and maintains its original use. Likely link to other H-Plan apartment buildings constructed in the City by owners and/or builders connected to the New Apostolic church.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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RECOMMENDATION

The pursuant to Section 29 of the Ontario Heritage Act, the cultural heritage value or interest be recognized, and designation be pursued for the following properties:

- 29 Shanley Street
- 285 Simeon Street
- 1970 Fischer Hallman Road
- 87 Margaret Avenue
- 304 Louisa Street

Thank You!